



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-004953-26

In the matter of: 311-3655 Sandwich St.
Windsor, ON N9C1B8

Between: Amiraco Properties Inc. Landlord

And

Benjamin Eric Danter Tenant

Amiraco Properties Inc. (the 'Landlord') applied for an order requiring Benjamin Eric Danter (the 'Tenant') to pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 25, 2026.

Only the Landlord's Agent, Charlotte Williams, attended the hearing.

As of 9:30 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on February 28, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025, to December 31, 2025.
3. The lawful rent is \$1,275.51. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on February 28, 2026, as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.

6. The rent arrears and daily compensation owing to are \$3,826.53.
7. The Landlord collected a rent deposit of \$1,275.51 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,791.02. This amount includes rent arrears owing up to and the cost of the application and unpaid NSF charges minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 12, 2026, at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Ken Audziss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.